

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and amended on April 8, 1965; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modification" provides in pertinent part that the Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the table of land use included in Section 503 of the Plan specifies "general business" as the use permitted for Parcel E-9; and

WHEREAS, the Boston Redevelopment Authority has determined that the said permitted use for the parcel should also include "transient housing"; and

WHEREAS, the proposed additional use will necessitate a modification of the said table of land use;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the table of land use included in Section 503 of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby amended by adding to the Permitted Uses listed opposite to Site Designation E-9, the use "Transient Housing".
2. That this amendment is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1

4. That it is hereby found and determined that these minor modifications of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.

MEMORANDUM

JULY 28, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATIONS OF THE DOWNTOWN
WATERFRONT-FANEUIL HALL URBAN RENEWAL
PLAN, PROJECT NO. MASS. R-77

Marketplace Center Associates, the Authority's tentatively designated developer of Parcel D-10 in the Downtown Waterfront Project is now prepared to go forward with development of the parcel.

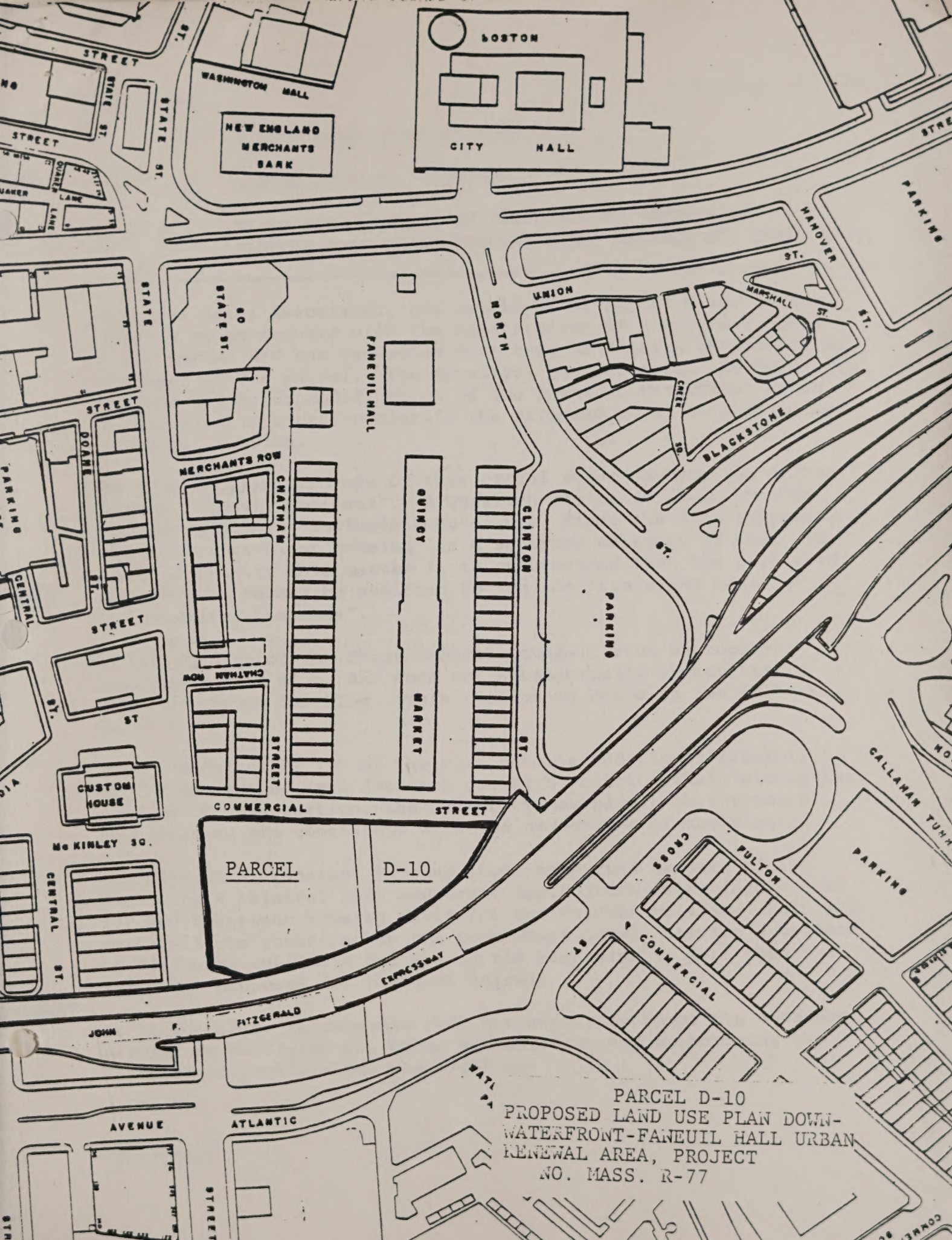
In order to permit construction of the proposed development, it will be necessary to make two minor modifications of the Urban Renewal Plan. The first would increase the maximum building height permitted for the parcel in Section 503 of the Plan from 200 feet to 220 feet. The increase in height was established several years ago during staff review of the parcel controls to insure a development which would provide maximum benefit to the City and meet the Plan objectives. The maximum height of 220 feet was included in the developer's kit at the time of the public offering and was approved during the environmental review of the development.

The second proposed modification would amend the Urban Renewal Plan map entitled "Proposed Land Use Plan" by changing the configuration of Parcel D-10 as shown on the attached map. The change in the parcel configuration is the result of changes in the width and alignment of Commercial Street in the area bordering the parcel.

In the opinion of the Chief General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Project.

Attachment



PARCEL D-10
PROPOSED LAND USE PLAN DOWN-
WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA, PROJECT
NO. MASS. R-77

MEMORANDUM

September 25, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR 3997

SUBJECT: MINOR MODIFICATION OF THE DOWNTOWN WATERFRONT-
FANEUIL HALL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-77

Bostonian Hotel Associates, the developer of Parcel E-9B, is now prepared to go forward with the construction of a proposed hotel on the parcel and has requested that they be finally designated as developer of the parcel. The developer has requested the Authority to approve a minor modification of the Downtown Waterfront Urban Renewal Plan in order to clarify the proposed hotel as a permitted use under the Plan.

The present permitted use of this Parcel under Section 503 of the Plan is "general business". A question may arise as to whether "general business" includes a hotel use, since the Plan expressly refers to "transient housing" as a separate category of use. In order to clarify this matter it is recommended that the permitted uses for the Parcel be modified to include "transient housing" with "general business".

In the opinion of the Chief General Counsel, such a proposed modification is minor and does not substantially or materially alter or change the Plan. This opinion is based on the following factors.

First, Section 502 (9) of the Plan permits additional flexibility in the designated uses for each parcel by stating that "within the purview of this section, the Authority may permit on any parcel such uses as are consistent with the objectives of the Plan".

Secondly, the Transient Housing Study submitted as part of the Authority's original Loan and Grant Application determined a need for 600 transient housing units for the Waterfront area. Only 395 units will be contained in the Long Wharf Hotel, leaving a balance of 205 units available for use in the Plan area -- more than the 155 rooms proposed for the E-9B Parcel.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan and authorizing the Director to proclaim the modification.

ATTACHMENT